

ZONING REVIEW BOARD  
AUGUST 10, 2006  
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR  
**MARKED AGENDA**

**NEW CASES:**

**Z-06-76**-An Ordinance by Councilmember Kwanza Hall to amend certain sections of the City of Atlanta Zoning Code concerning affordable Housing in the Midtown Special Public Interest Zoning District (SPI-16); and for other purposes

**NPU-M – APPROVAL**

**NPU-E- DENIAL**

**STAFF RECOMMENDATION: 30-DAY DEFERRAL-SEPTEMBER 2006**

**ZRB RECOMMENDATION: 30-DAY DEFERRAL-SEPTEMBER 2006**

**Z-06-52**-An Ordinance by Zoning Committee to rezone certain properties within the **Memorial Drive Corridor in the Reynoldstown Neighborhood** from the R-5 (Two-Family Residential), C-1 (Community Business), C-1-C (Community Business-Conditional), C-2 (Commercial Service), I-1 (Light Industrial) and I-2 (Heavy Industrial) Districts to the MR-3 (Multi-Family Residential, MR-3-C (Multi-Family Residential-Conditional), MRC-3-C (Mixed Residential Commercial -Conditional), I-1-C (Light Industrial-Conditional) and I-2-C (Heavy Industrial-Conditional) Districts; and for other purposes.

**NPU-N APPROVAL**

**STAFF RECOMMENDATION: APPROVAL**

**ZRB RECOMMENDATION: 30-DAY DEFERRAL-SEPTEMBER 2006**

**Z-06-67**-An Ordinance by Zoning Committee to rezone from the R-3 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **653-711 Longleaf Drive, N.E.**, fronting approximately 690 feet on the south side of Longleaf Drive, beginning approximately 445 feet from the southeast corner of North Stratford Road. Depth: Approximately 200 feet Area: Approximately 2.97 Acres Land Lot: 44, 17th District, Fulton County, Georgia.

OWNERS: ANDREW FLESHNER, EXECUTOR FOR THE ESTATE OF RUTH B.

FLESHNER, LEE H. WYSONG, JAMES T. AND ELAINE H. HORTON, MAXWELL  
R. CALLOWAY, MARY L. AND CRAIG G. ADAMS, AND MARK R. AND  
VIRGINIA D. SIMPSON

APPLICANT: JIM BROWN

**NPU-B DEFERRAL**

COUNCIL DISTRICT 7

**STAFF RECOMMENDATION: 60-DAY DEFERRAL-OCTOBER 2006**

**ZRB RECOMMENDATION: 60-DAY DEFERRAL-OCTOBER 2006**

**U-06-16** – An Ordinance granting a Special Use Permit for a Personal Care Home pursuant to Section 16-06.005(1)(g), property located at **1067 Constitution Road, S.E.**, fronting approximately 110 feet on the south side of Constitution Road and located approximately 1580 feet west of the southwest corner of Constitution Road and McDonough Road. Depth: varies; Area: approximately 1.57 acres; Land Lot 6, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: BEVERLY CALLAHAN

APPLICANT: CHARLES E. CALLAHAN

NPU-Z        **DEFERRAL**        COUNCIL DISTRICT 1

**STAFF RECOMMENDATION: 60-DAY DEFERRAL-OCTOBER 2006**

**ZRB RECOMMENDATION: 60-DAY DEFERRAL-OCTOBER 2006**

**Z-06-68** An Ordinance by Zoning Committee to rezone from the R-4 (Single-Family Residential) District to the MR-2 (Multi-Family Residential) District, property located at **2829 Hapeville Road, S.E.**, fronting approximately 420 feet on the west side of Hapeville Road at the northern intersection of Waters Road. Depth: Varies Area: Approximately 4.50 Acres Land Lot: 68, 14th District, Fulton County, Georgia

OWNER: JOSEPH P. HARRIS

APPLICANT: JOSEPH P. HARRIS

NPU-Z        **APPROVAL-CONDITIONAL**        COUNCIL DISTRICT 12

**STAFF RECOMMENDATION: APPROVAL**

**ZRB RECOMMENDATION: APPROVAL**

**Z-06-71**-An Ordinance to rezone from the RG-4 (Residential General-Sector 4) District to the MR5-A (Multi-family Residential) District, property located at **3057 North Pharr Court, N.E.**, fronting approximately 320.72 feet on the northeast side of Pharr Court and located on the southwesterly side by Pharr Road Connector, private drive. Depth: varies; Area: approximately 2.7 acres; Land Lot 99, 17<sup>th</sup> District, Fulton County, Georgia.

OWNERS: GEORGE W. ROHRIG, JR., ROHRIG INVESTMENTS, LP, LILIAN BAYLEY, N.W. MICKWEE, LEAH C. VANLEVVER AND MICHAEL A. BRADLEY AS ATTORNEY IN FACT ON BEHALF OF CERTAIN UNIT OWNERS AND AS OWNER OF CERTAIN UNITS.

APPLICANT: BUCKHEAD TRADING INVESTMENTS, LLC BY JESSICA HILL, ESQ.

NPU-B        **DEFERRAL**        COUNCIL DISTRICT 7

**STAFF RECOMMENDATION: 30-DAY DEFERRAL-SEPTEMBER 2006**

**ZRB RECOMMENDATION: 30-DAY DEFERRAL-SEPTEMBER 2006**

**Z-06-72**-An Ordinance to rezone from the R-3 (Single-family Residential)/SPI-12 (Special Public Interest-Buckhead/Lenox Station) Districts to the C-3 (Commercial Residential)/ SPI-12 (Special Public Interest-Buckhead/Lenox Station) Districts, property located at **3401 North Stratford Road, N.E.**, fronting approximately 48.85 feet on the northeasterly side of North Stratford Road and approximately 136 feet on the northwesterly side of Peachtree Road ( aka State Route 141). Depth: varies. Area: approximately 0.53 acres. Land Lot 45, 17<sup>th</sup> District, Fulton County, Georgia.

OWNER: DANTE STEPHENSON

APPLICANT: RONALD M. DANEALT

NPU-B            **APPROVAL**            COUNCIL DISTRICT 7

**STAFF RECOMMENDATION: APPROVAL-CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL-CONDITIONAL**

**Z-06-73** – An Ordinance to rezone from the R-G-2(Residential General-Sector 2) District to the RG-3 (Residential General-Sector 3) District, property located at **1687 Monroe Drive, N.E.**, fronting approximately 311 feet on the east side of Monroe Drive beginning approximately 331 feet from the southeast corner of Montgomery Ferry Drive. Depth: varies; Area: approximately 2.7517 acres; Land Lot 56, 17<sup>th</sup> District, Fulton County, Georgia.

OWNER: MONROE NORTHWOODS GROUP, LLC c/o HARBOR COMMUNITY  
DEVELOPMENT CORPORATION

APPLICANT: LANE INVESTMENT AND DEVELOPMENT, LLC.

NPU-F            **DEFERRAL**            COUNCIL DISTRICT 6

**STAFF RECOMMENDATION: 60-DAY DEFERRAL-OCTOBER 2006**

**ZRB RECOMMENDATION: 30-DAY DEFERRAL-SEPTEMBER 2006**

**Z-06-74**-An Ordinance to rezone from the R-G-3 (Residential General-Sector 3) District to the PD-MU (Planned Development-Mixed Use) District, property located at **3700 Martin Luther King, Jr. Drive, S.W.**, fronting approximately 474.25feet on the south side of Martin Luther King, Jr. Drive beginning approximately 183 feet from the southwest corner of Adamsville Drive. Depth: varies; Area: approximately 27 acres; Land Lot 15, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: ATLANTA NEIGHBORHOOD DEVELOPMENT PARTNERSHIP

APPLICANT: MARVIN GREER

NPU-H            **DEFERRAL**            COUNCIL DISTRICT 10

**STAFF RECOMMENDATION: APPROVAL-CONDITIONAL**

**ZRB RECOMMENDATION: 60-DAY DEFERRAL-OCTOBER 2006**

**DEFERRED CASES:**

**Z-06-31**-An Ordinance to rezone from the R-4 (Single family residential) District to the PD-H (Planned Development-Housing) District, property located at **4175 Bakers Ferry Road, S.W.**, fronting approximately 62.74 feet on the north side of Bakers Ferry Road, beginning approximately 500 feet from the northwest corner of Candlelight Lane. Depth: varies. Area: approximately 10.62 acres. Land Lots 24 and 25, 14<sup>th</sup> ff District, Fulton County, Georgia.  
OWNER: WAYNE M. ROLLINS/ROLLINS DEVELOPERS UNLIMITED C/O JAMES BAILEY

APPLICANT: JAMES BAILEY

NPU-H        **DENIAL**        COUNCIL DISTRICT 10

**STAFF RECOMMENDATION: APPROVAL-CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL-CONDITIONAL**

**Z-06-08**-An Ordinance by Zoning Committee to amend the City of Atlanta Sign Ordinance so as to redefine Principal Occupant; and for other purposes.

**STAFF RECOMMENDATION: 60-DAY DEFERRAL-OCTOBER 2006**

**ZRB RECOMMENDATION: 60-DAY DEFERRAL-OCTOBER 2006**

**Z-06-48**-An Ordinance to rezone from the RL-C (Residential Limited Commercial) District to the C-3 (Commercial Residential) District, property located at **3191 and 3193 Paces Ferry Place, N.E.**, fronting approximately 100 feet on the east side of Paces Ferry Place. Depth: varies. Area: approximately .231 acres. Land Lot 99, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNERS: BRUCE H. FOSTER/ RYLAND W. KOETS

APPLICANT: RYLAND W. KOETS

NPU-B        **APPROVAL-CONDITIONAL**        COUNCIL DISTRICT 8

**STAFF RECOMMENDATION: APPROVAL-CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL-CONDITIONAL**

**END OF AGENDA**